

CHEPPING WYCOMBE PARISH COUNCIL

PLANNING MEETING

Report of the Planning Meeting held on **29 November 2022** at **10.00am** via Microsoft Teams

Cllr H Darch acted as chairman of the meeting.

Attendees: Cllr C Jordan, Cllr A Barron, Cllr S Digby, Cllr R Wilks

1. Apologies for Absence

Cllr D Johncock, Cllr L Johncock, Cllr C Dodds, Cllr J Herschel, Cllr S Herron

2. Declarations of Interest and Code of Conduct

Cllr Wilks declared an interest in 22/06487 and declined to comment

Cllr Forbes declared an interest in 22/07939 and declined to comment

3. Applications for consideration

WDC Ref	Property Address	Proposal	Comment
22/07893	26 Old Kiln Road Flackwell Heath Bucks HP10 9NR	Householder application for alterations to existing crossover including replacement of existing angled kerb and installation of new angled kerb	No comment
22/07255	Derehams Farm Derehams Lane Loudwater Bucks HP10 9RR	Erection of battery energy storage facility including plant and associated works. Creation of vehicular access from Chepping Wycombe Bridleway 56	No comment
22/07679	Royal British Legion Queensmead Road Loudwater Bucks HP10 9TZ	Change of use from use as Hall or Meeting Place (F.2) to provide a mixed-use development comprising a ground floor Storage and Distribution (B8), first floor Office/Commercial/Business (E) and Learning and Non-Residential Institutions (F.1) with erection of single storey rear cycle store extension and detached bin store	CWPC objects to the change of use to warehouse & offices because with 36 desks shown on the 1 st floor there appears to be a potential of over 50 people working in the building with only 3 parking places and 12 cycle spaces provided!! Our objection will stand until the developer explains where people will park!
22/07945	11 Meadow Walk Tylers Green Bucks HP10 8DG	Householder application for construction of two storey front, first floor side and single storey rear extension, garage conversion and loft conversion with rear dormer and front roof light	CWPC do not object to this application. However, if the pitched roof over the office was extended over the porch it would be more harmonious in the street scene and in keeping with other extensions in the street.
22/07931	39 Berkeley Road Loudwater Bucks HP10 9TT	Householder application for construction of two storey side extension and associated internal alterations	No comment
22/07963	Land At Rear 46 New Road Tylers Green Bucks HP10 8DL	Erection of 1 x 3 bed detached dwelling house and dropped kerb	CWPC object to this application for four reasons: • it is an overdevelopment of the site • it will have a negative impact on the privacy of 48a New Road • we are concerned that the new access road onto New Road is impractical; it would be very narrow and the area is currently used for parking for the existing house. We also have concerns that this would leave inadequate parking for the existing house. • This is essentially a 4 bed house with one bedroom called a study, is there sufficient parking for this & is the parking area sufficient for turning and parking.

22/07902	Kingsmead Bus Park Frederick Place Loudwater Bucks	Change of Use of ground floor office from (E) to a Driving Testing Administration Centre (SuiGeneris) use for a temporary period of three years	No comment
22/07923	The Red House Sandpits Lane Tylers Green Bucks HP10 8HD	Householder application for construction of single storey rear extension, two storey rear extension, part single/part two storey side extension following removal of existing detached garage and outbuilding, installation of 2 x front dormer windows and electric gates	No comment
22/08019	Woodbine Cottage Bank Road Tylers Green Bucks HP10 8LA	Fell to ground level x 1 Bay	We note that the property is in a Conservation Area. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
22/07872	Unit A1 Knives Beech Ind Estate Knives Beech Way Loudwater Bucks HP10 9QY	Reduce by 7 - 8 metres due to damage x 2 Maple	We note the TPO in place. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
22/07970	70 Hazlemere Road Penn Bucks HP10 8AG	Demolition of existing dwelling and annexe and erection of two pairs of semi-detached 3-bed dwellings and creation of access from Chilton Close	No comment
22/07939	9 Carter Walk Tylers Green Bucks HP10 8ER	Householder application for installation of front dormer window with gable roof for means of escape following removal of existing front high level dormer window with flat roof	No comment
22/06487	Amersham And Wycombe College Spring Lane Flackwell Heath Bucks HP10 9HE	Outline application (including details of access, appearance, layout and scale) for demolition of existing Buckinghamshire College Campus (Amersham & Wycombe College) to provide up to 67 residential dwellings, car parking to serve adjoining sports pitches, hard and soft landscaping with other associated works	See comment below
22/07976	45 St Johns Road Tylers Green Bucks HP10 8HW	Householder application for construction of part single/part two storey side extension	No comment
22/07990	6 The Fairway Flackwell Heath Bucks HP10 9NF	Householder application for construction of single storey front extension and part garage conversion	No comment
22/07741	Crabtree Cottage Bank Road Tylers Green Bucks HP10 8LA	Reduce by 1 metre x 3 Conifers	We note that the property is in a Conservation Area. Any works to be carried out only with the full approval of the Bucks Council Wycombe Area's tree consultant.
22/07803	The Common Back Common Tylers Green Bucks	Reduction of 6-7 metres to x 3 Lime trees (T1, T2 AND T3) and remove overhanging branch to one Ash (T4)	N/A

The chairman thanked members for their attendance and closed the meeting at 10.34.

22/06487 Outline application for Amersham and Wycombe College, Spring Lane, Flackwell Heath

CWPC objects to this planning application. Although the development is in keeping with the village and in principle a good design, we have serious concerns over the access road. Cars, and probably coaches, should not have to use the through road to access the adjoining sports pitches.

The car park to serve the sports pitches is also too small. We also have concerns with the proposed level of parking for the dwellings which may result in the parking for the sports pitch being used as an unofficial overflow parking area for residents. The Buckinghamshire Council requirement for parking spaces seems to treat those who are living in 'so-called' affordable homes as not requiring the same level of parking provision as those in more affluent houses.

With the projected increase in traffic entering and leaving the development, we have concerns over the junction of Spring Lane and Heath End Rd and look forward to the report from Highways with interest. We are also concerned with the increase in traffic in Daws Hill and subsequently the junction with it and Daws Hill Lane.

We are disappointed that photovoltaic panels will only be installed on the roofs of the two apartment blocks and two 'flats over garages' and not to all dwellings (Sustainability & Energy Statement).

We are also concerned that the play area (100m²) may be inadequate in area if it is to meet the Play England Local Play Area recommendations.

Should the Local Planning Authority be minded to approve this application, we would request that this be brought before the planning committee for determination.